This instrument prepared by:

M. Wesley Hall, III
Attorney at Law
223 Madison Street, Suite 212
Madison, TN 37115

BOOK 6758 PAGE 182

| ADDRESS NEW OWNER: | SEND TAX STATEMENTS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Freeman Webb Developers, Inc. | Same | Map 102-7-A |
| P.O. Box 120718 | | Parcel 8 |
| Nashville, TN 37212 | | |

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, made and provided for in a Deed of Trust dated August 1, 1982, executed by Lytle Brown, IV and wife, Susan Brown, to Stephen C. Baker, Trustee, which is recorded in Book 5934, page 5, Register's Office for Davidson County, Tennessee; and

WHEREAS, M. Wesley Hall, III, was appointed Substitute Trustee by instrument of record in Book 6709, page 784, Register's Office for Davidson County, Tennessee; and

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, M. Wesley Hall, III, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 noon, Wednesday, January 8, 1986, at the front door of the Metropolitan Courthouse, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which were waived in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, M. Wesley Hall, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty-five thousand eight hundred six and 64/100 Dollars ($35,806.64)

by Freeman-Webb Developers, Inc. and said property was knocked off and sold to Freeman Webb Developers, Inc.

NOW, THEREFORE, in consideration of the premises and the sum of Thirty five thousand eight hundred six and 64/100 Dollars ($35,806.64) cash in hand paid by Freeman Webb Developers, Inc, I, M. Wesley Hall, III, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to Freeman Webb Developers, Inc., their heirs, successors and assigns, a certain tract or parcel of land situtated in Davidson County, Tennessee, and described as follows:

> Apartment Unit No. D-17, of West Meade Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Lytle Brown, IV and wife, Susan Brown, by deed from Freeman Webb Developers, Inc., of record in Book 5934, page 1, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Freeman Webb Developers, Inc., their heirs, successors and assigns, forever.

And I covenant with the said Freeman Webb Developers, Inc, that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for Master Deed and By-Laws, zoning, and any and all prior liens, mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to Freeman Webb Developers, Inc., their heirs, successors and assigns, against the lawful claims of all persons claiming by

or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee(s) no greater title in the subject real estate than I received as Substitute Trustee.

WITNESS my hand this 8th day of January, 1986.

M. WESLEY HALL, III
Substitute Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Wesley Hall, III, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 1986.

Sylvia L. Roper
NOTARY PUBLIC

My Commission Expires: 09/09/89

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $35,806.64.

Affiant

Subscribed and sworn to before me this 8th day of January, 1986.

Sylvia L. Roper
NOTARY PUBLIC

My Commission Expires: 09/09/89

6.7.172

IDENTIF. REFERENCE

JAN 8 1 08 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6758 PAGE 185

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

35806.44- CAPIT.
93.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 102.50-
3004A01/08/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

67172

IDENTIFT REFERENCE

JAN 8 | 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208689